ANY GRANT OF A NONPOSSESSORY CORPOREAL ESTATE IS
VALID AND EFFECTIVE WITHOUT THE ATTORNMENT OF THE TENANT
IN POSSESSION. HOWEVER, ANY PAYMENT OF RENT BY THE
TENANT TO THE GRANTOR OF THE GRANT PRIOR TO ACTUAL NOTICE
OF THE GRANT IS AN EFFECTIVE DISCHARGE OF LIABILITY FOR
THE RENT.

> REVISOR'S NOTE: This section presently appears as
> Art. 21, §8-203 of the Code. The only changes
> are in style.

8-105. EXCULPATORY CLAUSE.

IF THE EFFECT OF ANY PROVISION OF A LEASE IS TO
INDEMNIFY THE LANDLORD, HOLD THE LANDLORD HARMLESS, OR
PRECLUDE OR EXONERATE THE LANDLORD FROM ANY LIABILITY TO
THE TENANT, OR TO ANY OTHER PERSON, FOR ANY INJURY, LOSS,
DAMAGE, OR LIABILITY ARISING FROM ANY OMISSION, FAULT,
NEGLIGENCE, OR OTHER MISCONDUCT OF THE LANDLORD ON OR
ABOUT THE LEASED PREMISES OR ANY ELEVATORS, STAIRWAYS,
HALLWAYS, OR OTHER APPURTENANCES USED IN CONNECTION WITH
THEM, AND NOT WITHIN THE EXCLUSIVE CONTROL OF THE TENANT,
THE PROVISION IS DEEMED TO BE AGAINST PUBLIC POLICY AND
VOID. NO INSURER MAY CLAIM A RIGHT OF SUBROGATION BY
REASON OF THE INVALIDITY OF THIS PROVISION.

> REVISOR'S NOTE: This section presently appears as
> Art. 21, §8-211 of the Code. The present
> reference to "other rental agreement" is
> proposed for deletion as unnecessary. The use
> of this term is intended so that the section
> applies to oral leases which are now
> explicitly included in the definition of
> "lease" in §1-101(h). The only changes are in
> style.

8-106. PAYMENT OF RENT ON DEATH OF LANDLORD WHO IS LIFE
TENANT.

IF A LANDLORD, HAVING ONLY AN ESTATE FOR LIFE, DIES
ON OR BEFORE THE DAY ON WHICH THE RENT THAT HAS BEEN
EARNED IS PAYABLE AND HIS DEATH TERMINATES THE LEASEHOLD
ESTATE, HIS PERSONAL REPRESENTATIVE MAY RECOVER FROM THE
TENANT THE FULL AMOUNT OF THE RENT IF DEATH OCCURS ON THE
DAY THE RENT IS PAYABLE OR A PROPORTIONATE SHARE OF THE
RENT IF DEATH OCCURS BEFORE THIS DAY.

> REVISOR'S NOTE: This section presently appears as
> Art. 21, §8-205 of the Code. The only changes
> are in style.

8-107. LIMITATION OF ACTIONS.

IF THERE IS NO DEMAND OR PAYMENT FOR MORE THAN 20